

SANDISFIELD PLANNING BOARD
SANDISFIELD, MASS., 01255

Meeting Minutes of September 10, 2019 Meeting.

Attendees from the board:

Roger Kohler
Tom Jacobs
Paul Gaudette

1. Meeting was opened at 6:00 p.m.
2. Paul Gaudette assigned to take notes
3. Roger Kohler, Chairman opened the public hearing on the Form A subdivision (ANR) for 41 South Main Street.
The plan was presented to the board to break up 14 acres from lot on 41 South Main Street. The lot would be used for access for climbing purposes with the intent that it would preserve the land for future climbers.
The drawing clearly showed that the setback requirements for a building lot were not met. Jeff Squire proposed that many towns have accepted a non-buildable lot for conservation purposes, and this is a way to ensure that the land is never developed. The board had some concern about creating a lot that would not be able to be developed in the future. If the owners sold the property, the Town would be left with 14 acres of undevelopable land.
Some discussion took place on the proper steps to present a public meeting in order to get input from the towns people.
Roger made a motion to accept the plan and approve the Form A subdivision. It was not second. Roger made a motion to reject the Form A subdivision which was second by Paul and unanimously accepted to reject the Form A subdivision for 41 South Main Street.
4. Roger opened the meeting for Ron Love of 9 West Street. Ron shared his plans to demolish his garage and replace it with a new structure. The setbacks were reviewed and found in compliance with the Town's by-laws. The board unanimously accepted Ron's plan.
5. Roger Kohler opened the meeting for Roger Harbour presented his drawing to add to his outbuilding. Roger made a motion to approve the plan, second by Tom, and voted unanimously to approve. Paul made note that the outbuilding was close to wetland and Mr. Harbour should contact the Conservation Commission.
6. Robert Sampson of West Street was in to present to the board his plans for the development of his property. He informed the board that he had a house number and wanted to know the next steps for placing a trailer on the land and build a single-family dwelling. The board reviewed the special permit process, driveway permit form and other requirements to build a single-family dwelling.

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7. The Board briefly discussed the need for bylaw creation for:
 1. Hemp/marijuana bylaw
 2. Cell/wind generator Tower bylaw
 3. Solar bylaw, changes to set backs
8. There were no warrants nor mail to review.

9. Reviewed and unanimously accepted the meeting minutes of the previous meeting.

Meeting was closed at 8:45 p.m.

Gregory Galpin 10/8/19
Thomas H. Galpin
Paul Santella